

**TOWN OF BIG FLATS  
PLANNING BOARD  
MEETING MINUTES**

*Filed with  
Town Clerk  
November 15, 2010*

**NOVEMBER 2, 2010**

**TOWN HALL  
MEETING ROOM  
6:30PM**

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MEMBERS PRESENT: Lance Muir, John Hunter, Angela Piersimoni, Jim Ormiston, Robert Byland, Carl Masler

MEMBERS ABSENT: Scott Esty, Dave Seely

STAFF PRESENT: Tim Gilbert, Brenda Belmonte

GUESTS: Chris Dean, Teresa Dean, James Gensel, Don Gaylord

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Muir called the meeting to order at 6:30pm noting members Scott Esty and Dave Seely were absent.

MINUTES

October 5, 2010

**Motion by Byland, seconded by Piersimoni, to approve the minutes of October 5, 2010, Discussion, None, Motion Carries 5-0 with Ormiston abstaining.**

**RESOLUTION P-2010-34**

**Chambers Rd. Fitness  
Tax Parcel 57.02-2-58.21  
Chambers Rd.**

Resolution by: Ormiston

Seconded by: Hunter

**WHEREAS** this Board has received an application for site plan review on September 17, 2010; and

**WHEREAS** the Town of Big Flats Planning Board has reviewed the submitted materials in accordance with Chapter 17.32 of the Town of Big Flats Municipal Code; and

**WHEREAS** the Town of Big Flats Department of Planning has provided a staff report dated September 28, 2010 which has been forwarded to the applicant as the finding of fact through the final review; and

**WHEREAS** the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617 and the Big Flats Planning Board declared themselves as lead agency and found and made a negative declaration of significant environmental impact, Resolution P-2010-29; and

**WHEREAS** the Chemung County Planning Board returned this action for local determination, pursuant to NYS General Municipal Law § 239-m;

**NOW, THEREFORE BE IT RESOLVED** the Town of Big Flats Planning Board accepts the materials submitted September 17, 2010 as a final plan.

**CARRIED: AYES:** Muir, Hunter, Ormiston, Byland, Masler  
**NAYS:** Piersimoni

Dated: Tuesday, November 2, 2010  
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats  
Lance Muir  
Chairman, Planning Board

**RESOLUTION P-2010-35**  
**Simmons Rockwell Service Center**  
**Tax Parcel 67.02-1-4/16**  
**CR 64**

Resolution by: Ormiston  
Seconded by: Hunter

**WHEREAS** this Board has received an application for site plan review on September 19, 2010; and

**WHEREAS** the Town of Big Flats Planning Board has reviewed the submitted materials in accordance with Chapter 17.32 of the Town of Big Flats Municipal Code; and

**WHEREAS** the Town of Big Flats Department of Planning has provided a staff report dated September 28, 2010 which has been forwarded to the applicant as the finding of fact through the final review; and

**WHEREAS** the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617 and the Big Flats Planning Board declared themselves as lead agency and found and made a negative declaration of significant environmental impact, Resolution P102-2007;

**WHEREAS** the Chemung County Planning Board returned this action for local determination, pursuant to NYS General Municipal Law § 239-m;

**NOW, THEREFORE BE IT RESOLVED** the Town of Big Flats Planning Board accepts the materials submitted September 19, 2010 as a final plan.

**CARRIED: AYES:** Muir, Hunter, Piersimoni, Ormiston, Masler

**NAYS:**

**ABSTAINED:** Byland

Dated: Tuesday, November 2, 2010

BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats  
Lance Muir  
Chairman, Planning Board

Discussion:

Muir explained that this amendment is to address the initial approval of 20,000 sq ft., of which 16,000sf currently exists. The applicant would now like to proceed with the additional construction.

**RESOLUTION P-2010-36**

**Teds Produce**

**Tax Parcel 66.03-1-22.1**

**Winters Rd./CR 64**

Resolution by: Piersimoni

Seconded by: Byland

**WHEREAS** this Board has received an application for site plan review on September 17, 2010; and

**WHEREAS** the Town of Big Flats Planning Board has reviewed the submitted materials in accordance with Chapter 17.32 of the Town of Big Flats Municipal Code; and

**WHEREAS** the Town of Big Flats Department of Planning has provided a staff report dated September 28, 2010 to be forwarded to the applicant as the finding of fact through the final review; and

**WHEREAS** the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617 and the Big Flats Planning Board declared themselves as lead agency and found and made a negative declaration of significant environmental impact, Resolution P2009-36;

**WHEREAS** the Chemung County Planning Board returned this action for local determination, pursuant to NYS General Municipal Law § 239-m,

**NOW, THEREFORE BE IT RESOLVED** the Town of Big Flats Planning Board accepts the materials submitted as Phase I as a final plan; and

**FURTHER RESOLVED** Phase 2 and Phase 3 are tabled pending the development of appropriate conditions for acceptance.

**CARRIED: AYES:** Muir, Hunter, Piersimoni, Ormiston, Byland, Masler  
**NAYS:**

Dated: Tuesday, November 2, 2010  
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats  
Lance Muir  
Chairman, Planning Board

Discussion:

Muir explained that this is Phase 1 of a 3 phase plan. Phase 2 and 3 will be tabled pending the submission of a final business plan.

**Motion to adjourn at 6:56pm bly Masler, seconded by Byland, Discussion, None, Motion Carries 6-0.**

Meeting adjourned at 6:57pm